

1. **CALL TO ORDER**

The regular called meeting of the Zoning Board of Adjustment was called to order at 5:35 p.m. on October 9, 2006, in the Council Chambers at City Hall, 221 East Main

2. **ROLL CALL**

Present for roll call were Chairman Keith A. Hickman, Vice Chairman Terry Hagood, Board Member Carol Hearn, Board Member Roy Beard, and Board Member Frank Del Castillo (Alternate).

Staff included Tom Martin, Director of Transportation, Susan Brennan, Planning Coordinator, Nicole Crutchfield, Principal Planner, Charlie Crossfield, City Attorney, and Amy Swaim, Planner Technician.

3. **APPROVAL OF THE JUNE 7, 2006, MEETING MINUTES.**

The approval of the June 7, 2006, meeting minutes was postponed to the next meeting.

4. **PRESENTATION BY CITY ATTORNEY**

Mr. Crossfield explained to the Board their charge when hearing a Special Exception request.

5. **SPECIAL EXCEPTION: PUBLIC HEARING /DISPOSITION**

5.A. Consider public testimony regarding an application filed by America's Powersports, Inc., owner, to request a special exception pursuant

to Section 11.309 of the Zoning Ordinance. The special exception request is for an outdoor pavilion to complement the operations of a motorcycle dealership. The subject property consists of 5.548 acres of C-1a (General Commercial – Limited) zoned land, known as Lot 1, DKRC Subdivision, located at 2901 N. IH-35, in Williamson County, Texas , application no. 06-004-ZBA.

Ms. Crutchfield summarized the request and stated if approved, Staff recommends the following points of consideration:

1. Provide a buffer for less intense uses
2. Frequency of the events may be of concern
3. Notification to the police department
4. The pavilion's appearance
5. Safe separation of circulation

***5.B. Consider a motion regarding the application for a special exception to permit an outdoor pavilion to complement the operations of a motorcycle dealership. The subject property consists of 5.548 acres of C-1a (General Commercial-Limited) zoned land, known as Lot 1, DKRC Subdivision, located at 2901 N. IH-35, in Williamson County, Texas, application no. 06-004-ZBA.***

Present on behalf of the applicant were Angie Seguin, Embree Construction, and Bob Vickers, Central Texas Harley-Davidson.

Ms. Seguin presented the Board with a colored elevation of the overall site-plan, including the proposed pavilion.

Mr. Vickers explained the type and frequency of events that would be held at the proposed pavilion. He stated the amount of people attending would depend on the event. When asked if alcohol would be served or allowed on the premises, Mr. Vickers replied, "no".

It was asked what the parking requirements are for outdoor entertainment.

Ms. Crutchfield indicated the ordinance requires 1 per 250 gross floor area for

the storage, plus an additional requirement of 1 per 2 seats. She also stated the ordinance is silent to motorcycles.

It was asked if the landscaping requirements had been met and if the entire site had received favorable review from the Development Review Committee. Ms. Crutchfield replied yes to both.

Further discussion addressed noise issues, additional landscape buffering, the aesthetics of the pavilion as it relates to the primary structure (the actual dealership), and the requirement of a special events permit for each event held on the premises.

**Motion:** Motion by Board Member Del Castillo, second by Board Member Hearn, to approve item 5.B., request for a special exception pursuant to Section 11.309 of the Zoning Ordinance. The special exception request is for an outdoor pavilion to complement the operations of a motorcycle dealership, subject to the following conditions:

1. The pavilion shall have complementary development standards as that of the primary structure
2. Additional buffering through landscaping shall be added along the south property line, beginning at the most eastern corner of the building, and compatible to what is surrounding the water quality facility
3. A Special Events permit shall be required for any event meeting the need for such a permit

**Vote: AYE:** Board Member Del Castillo, Board Member Hearn, Board Member Beard, Vice Chairman Hagood, Chairman Hickman.

6. ADJOURN

There being no further business, Chairman Hickman adjourned the meeting at 6:16 p.m.

Respectfully Submitted,

Amy L. Swaim

Planner Technician